



Penfield Villas, Hill View, Yeovil, Somerset,  
BA21 4HJ

Guide Price £295,000

Freehold

**A three bedroom, three storey semi-detached family home set in an elevated position, close to local amenities. Both homes have been finished to a very good standard and benefit from air source heat pumps, UPVC double glazing, cloakroom, en-suite to main bedroom, enclosed rear garden and off road parking for two vehicles. Also the added benefit of No Onward Chain.**

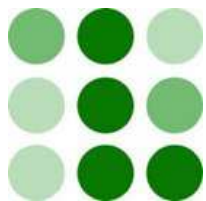
 **LACEYS  
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## 4 Penfield Villas, Hill View, Yeovil, Somerset, BA21 4HJ



- A Brand New Build Three Bedroom, Three Storey Semi-Detached Family Home
- Elevated Position, Close To Local Amenities
- Air Source Heat Pump
- UPVC Double Glazing
- Cloakroom
- En-Suite To Main Bedroom
- Enclosed Rear Garden
- Off Road Parking For Two Vehicles
- No Onward Chain
- 10 Year Warranty On The Property

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

#### **Accommodation Comprises**

Double glazed front door to the Entrance Hall.

#### **Entrance Hall**

Radiator. Stairs up to the First Floor Landing. Doors to the Cloakroom & Lounge.

#### **Cloakroom**

Comprising low flush WC. Vanity sink unit. Radiator. Vinyl flooring. Extractor fan. Frosted UPVC double glazed window, front aspect.

#### **Lounge/Kitchen 7.59 m x 4.47 m (24'11" x 14'8")**

Lounge - Radiator. Built in understairs cupboard housing the tank. UPVC double glazed bi-fold doors to the Rear Garden.

Kitchen - Modern kitchen comprising inset stainless steel single drainer, single sink unit with mixer tap, rolltop worksurface with cupboards & drawers below. Built in oven & hob with an extractor hood above. Recess for washing machine, plumbing in place. Recess for under counter fridge/freezer. Wall mounted cupboards. Radiator. Vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect.

#### **First Floor Landing**

Built in storage cupboard. Stairs up to the Second Floor Landing. Doors to Bedrooms Two & Three and also the Family Bathroom.

#### **Bedroom Two 4.50 m x 2.92 m (14'9" x 9'7")**

Radiator. Two UPVC double glazed windows, both front aspects.

#### **Bedroom Three 4.39 m x 2.69 m (14'5" x 8'10")**

Radiator. Two UPVC double glazed windows, both rear aspects.

#### **Family Bathroom 2.41 m x 2.03 m (7'11" x 6'8")**

White suite comprising bath with mixer tap shower attachment & tiled surround. Low flush WC. Vanity sink unit. Heated towel rail. Extractor fan. Vinyl flooring. Frosted UPVC double glazed window, side aspect.

#### **Second Floor Landing**

Handy recess that could be used as a work/study area. Door to Bedroom One.

#### **Bedroom One 3.35 m x 3.06 m (11'0" x 10'0")**

Radiator. Double glazed velux window, front aspect. Door to the En-Suite Shower Room.

#### **En-Suite Shower Room 2.34 m x 1.17 m (7'8" x 3'10")**

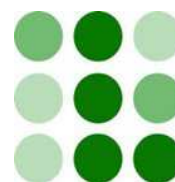
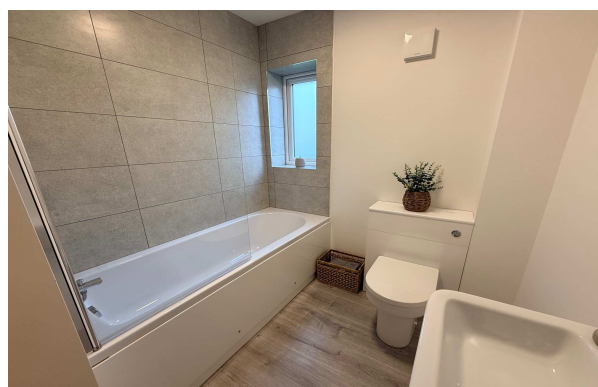
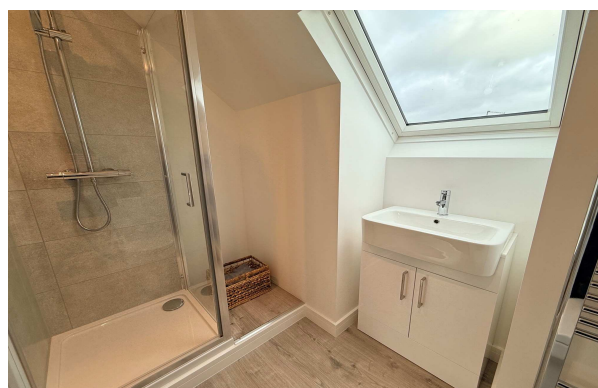
White suite comprising corner shower cubicle with wall mounted shower, oversized head & tiled surround. Low flush WC. Vanity sink unit. Heated towel rail. Vinyl flooring. Extractor fan. Double glazed velux window, rear aspect.

#### **Outside**

To the rear of the home there is an enclosed garden that comprises of a paved patio area extending the width of the home. Lawn area. All enclosed by walling & fencing.

To the side of the house there is a gravelled area, also where the Air Source Heat Pump is based, timber gate provides side access from the front of the home.

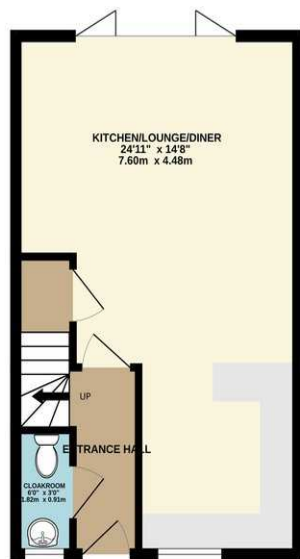
To the front there are gravelled areas, paved path to the front door, entrance canopy above. To the side of No3 there is a tandem drive that provides off road parking for two vehicles, electric charging point in situ.



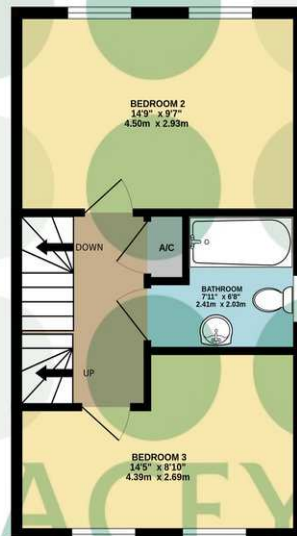


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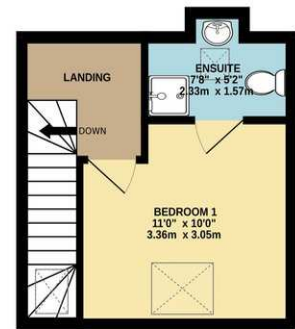
GROUND FLOOR



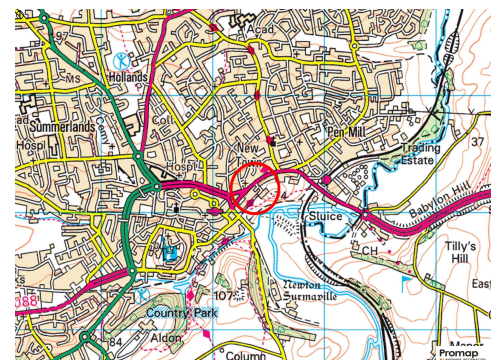
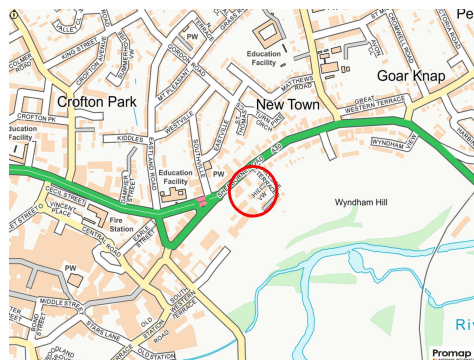
1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 945sq.ft. (87.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

## Photographs/Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## Material Information

*Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.*

### Material Information applicable in all circumstances

- *Council Tax Band* - TBC
- *Asking Price* - Guide Price £295,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

### Material Information to assist making informed decisions

- *Property Type* - 3 Bedroom Semi-Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, on a meter.
- *Sewerage* - Mains
- *Heating* - Air Source Heat Pump, Tank in the understairs cupboard for the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Driveway.

### Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. We are aware there is an "Article 4 Direction" (A4D). This is a planning law mechanism that allows a local council to remove certain permitted development rights for a specific area or property. This means that developments which would normally be permitted without needing planning permission, such as minor alterations or changes of use, now require a planning application and permission from the council.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating )* - TBC

## **Other Disclosures**

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12/01/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.